



CITY OF MORGAN HILL

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PLANNING COMMISSION

TUESDAY, NOVEMBER 14, 2000

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIR YARMILA KENNETT

VICE-CHAIR TIMOTHY RIDNER

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER DENNIS PINION

COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 7:00 p.m.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: September 12, 2000 and October 24, 2000

OLD BUSINESS:

1. **USE PERMIT, UP-00-04: TENNANT-MORGAN HILL EQUIPMENT:** A Conditional Use Permit to establish an outdoor sales and display lot for utility vehicles and earthmoving equipment used in construction and agriculture. The proposed sales lot would be located on a portion of a 1.79 acre parcel at 375 Tennant Ave. in the M-L, Light Industrial zoning district. (APN 817-05-024)

Recommendation: Adopt Negative Declaration, and approve Resolution No. 00-57.

2. **ZONING AMENDMENT, ZA-00-09: ST. LOUISE-SAN JOSE CHRISTIAN COLLEGE:** A request to amend the precise development plan under a PUD, Planned Unit Development District to allow the former St. Louise Hospital to be converted to a private college. The proposed zone amendment would only allow reuse of the existing hospital and office buildings. Maximum enrollment would be limited to 400 students. The project site is located at 18500 Saint Louise Drive, south of Cochrane Road and east of Highway 101. (APN 728-31-007 & 008)

Recommendation: Discussion and Commission Direction

NEW BUSINESS:

3. **USE PERMIT, UP-00-07: BUTTERFIELD-TEMPLE EMMANUEL:** A request for approval of a conditional use permit to establish a 10,500 square foot church on a 1.6 acre parcel located at the northwest corner of Butterfield Blvd. and San Pedro Ave. in the M-L, Light Industrial zoning district. (APN 817-11-062)

Recommendation: Adopt Mitigated Negative Declaration, and approve Resolution No. 00-61.

4. **DEVELOPMENT AGREEMENT, DA-00-02: COCHRANE-MORGAN HILL DEVELOPMENT PARTNERS:** A request for approval of a Development Agreement for Morgan Hill Ranch Business Park on approximately 160 acres, located on the south side of

Cochrane Rd. between Monterey Rd. and Hwy 101. (APN 726-25-021, 023, 027 & 726-32-001, 010, 015)

Recommendation: Approval of Resolution No. 00-62, with recommendation to forward to City Council for approval.

5. **ZONING AMENDMENT, ZA-00-08/DEVELOPMENT AGREEMENT, DA-00-04: E. DUNNE-FIRST COMMUNITY HOUSING:** A request for approval of a precise development plan and development agreement for a 100 unit apartment project to be located on a 7.22 acre parcel at the south east corner of the intersection of Butterfield Blvd. and E. Dunne Ave., in the Multi-Family Medium zoning district. (APN 817-11-060)

Recommendation: Adopt Mitigated Negative Declaration, and approve Resolutions No. 00-63 (zoning amendment) and 00-64 (development agreement), with recommendation to the City Council for approval.

6. **DEVELOPMENT AGREEMENT AMENDMENT, DAA-99-01/SDA-99-03: MISSION VIEW-MISSION RANCH:** A request for amendment to the development agreement for phase 4 of the Mission Ranch project located at the south east corner of the intersection of Cochrane and Mission View Dr. The proposed amendment is to allow for a variation in the project's amenity schedule and relocation of a 5.5 acre park area. (APNs 728-32-001, 002, 003 & 728-33-001)

Recommendation: Approval of Resolution Nos. 00-65A (subdivision amendment) and 00-65B (development agreement amendment), with recommendation to City Council for approval.

7. **USE PERMIT, UP-00-06: MAST-DURHAM MEAT CO.:** A request for approval of a conditional use permit to establish a 33,000 sq. ft. meat packaging facility on a 2.9 acre parcel located to the east of 195 Mast Ave. The zoning on the property is General Industrial (APN 817-02-045)

Recommendation: Adopt Mitigated Negative Declaration, and approve Resolution No. 00-66.

8. **GENERAL PLAN AMENDMENT, GPA-00-03: MONTEREY/CHURCH-SOUTH COUNTY HOUSING:** Amend the General Plan for a four acre site from commercial to multi-family medium (14-21 units per acre). The project site is located on Monterey Rd. and Church St., south of the Post Office. (APN 817-2-03,04,23,38)

Recommendation: Adopt Mitigated Negative Declaration, and approve Resolution No. 00-67, with recommendation to City Council for approval.

OTHER BUSINESS:

9. **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT:** Progress review of residential projects approved under the City's Residential Development Control System.

Recommendation: Discussion and approval of the RDCS Quarterly Report.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE DECEMBER 12, 2000 MEETING:

- S **ZA-00-05: Hale-Glenrock/Shea Homes**
- S **SD-00-10: Malaguerra-Mancias**
- S **DA-00-05: Malaguerra-Mancias**
- S **ZA-00-06: Cochrane-Lupine**
- S **ANX-00-02: Cochrane-Lupine**
- S **ZA-00-11: E. Dunne-Trovare**
- S **SD-00-13: E. Dunne-Trovare**
- S **DA-00-07: E. Dunne-Trovare**
- S **ZA-00-09: St. Louise-San Jose Christian College**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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